



SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor

Wednesday May 4, 2016



CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – April 6, 2016

Agenda

Presentation & Public Hearing

Strategic Land Use Plan Amendment #14

Forest Park Southeast Study Area

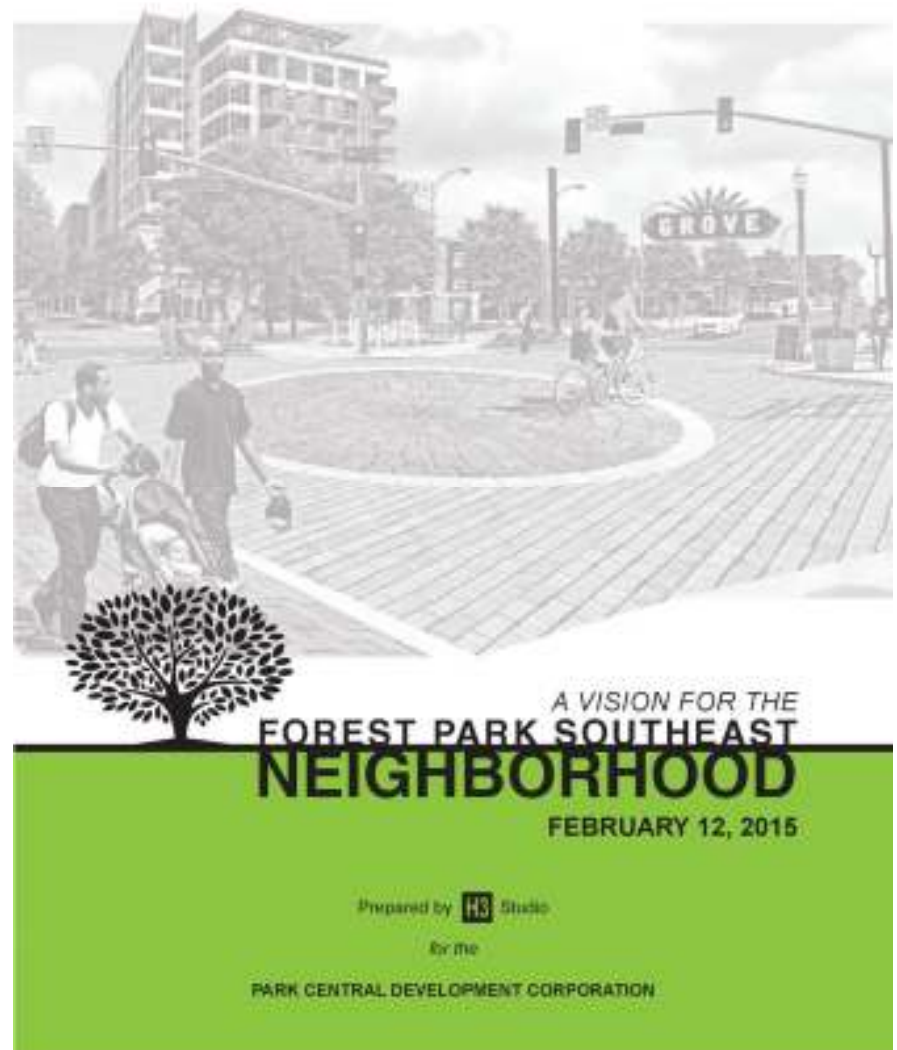


Amendment #14 of Strategic Land Use Plan (SLUP)

- Presentation by PDA staff
- Presentation by Matthew Green, of Park Central Development
- Planning Commission to conduct a Public Hearing
- Public comment & review period opened on April 12, 2016 & ends on May 18, 2016
- Planning Commission to vote on adoption of SLUP Amendment #14 at June 1 meeting
 - Public Notice ads appeared in April 12, 2016 issues of The City Journal & St. Louis Daily Record
 - PDA's background information & recommendations for SLUP amendment are available at:
 - PDA website (<http://www.stlouis-mo.gov/planning/>)
 - Park Central Development website (<http://www.parkcentraldevelopment.org/moving-forward-means-amendment-to-the-strategic-land-use-plan-slup/>)

Amendment #14 of Strategic Land Use Plan (SLUP)

- SLUP Amendment #14 based on 2 documents:
 - “A Vision for the FPSE Neighborhood” (Feb. 12, 2015)
 - “FPSE FBD” (draft)
- Neighborhoods
 - FPSE
 - Midtown
 - Botanical Heights
- Park Central Development
 - 15-member steering committee
 - Residents, business owners, political & civic leaders
- H3 Studio



Amendment #14 of Strategic Land Use Plan (SLUP)



Amendment #14 of Strategic Land Use Plan (SLUP)

A Vision for the FOREST PARK SOUTHEAST NEIGHBORHOOD



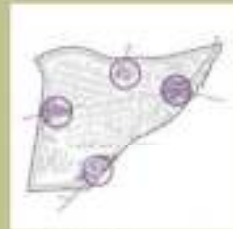
PRINCIPLE #1
Ensure that the neighborhood has excellent connectivity to the Central West End, Inland Heights, Inglewood, Lower Green Park, and the Museum District Garden & other nodes.



PRINCIPLE #2
Increase walkable, multi-modal access to the highway system, major arterial, arterial, and the regional transit network.



PRINCIPLE #3
Strengthen the Highway Boulevard and Westview Avenue edges of the neighborhood by making them vibrant, walkable streets.



PRINCIPLE #4
Establish routes, gateways into the neighborhood and commercial district from Highway Boulevard, Tower Grove Avenue, and Westview Avenue.



PRINCIPLE #5
Develop Manchester Avenue as the main street and central gathering area for the neighborhood.



PRINCIPLE #6
Establish Tower Grove Avenue as a main-street, neighborhood spine between Manchester Avenue, Tower Grove Avenue, and the Museum District Garden.



PRINCIPLE #7
Establish the character of Chisler Avenue as a great boulevard, and reinforce edge to the neighborhood with strong bicycle connections to Chisler Park and Forest Park.

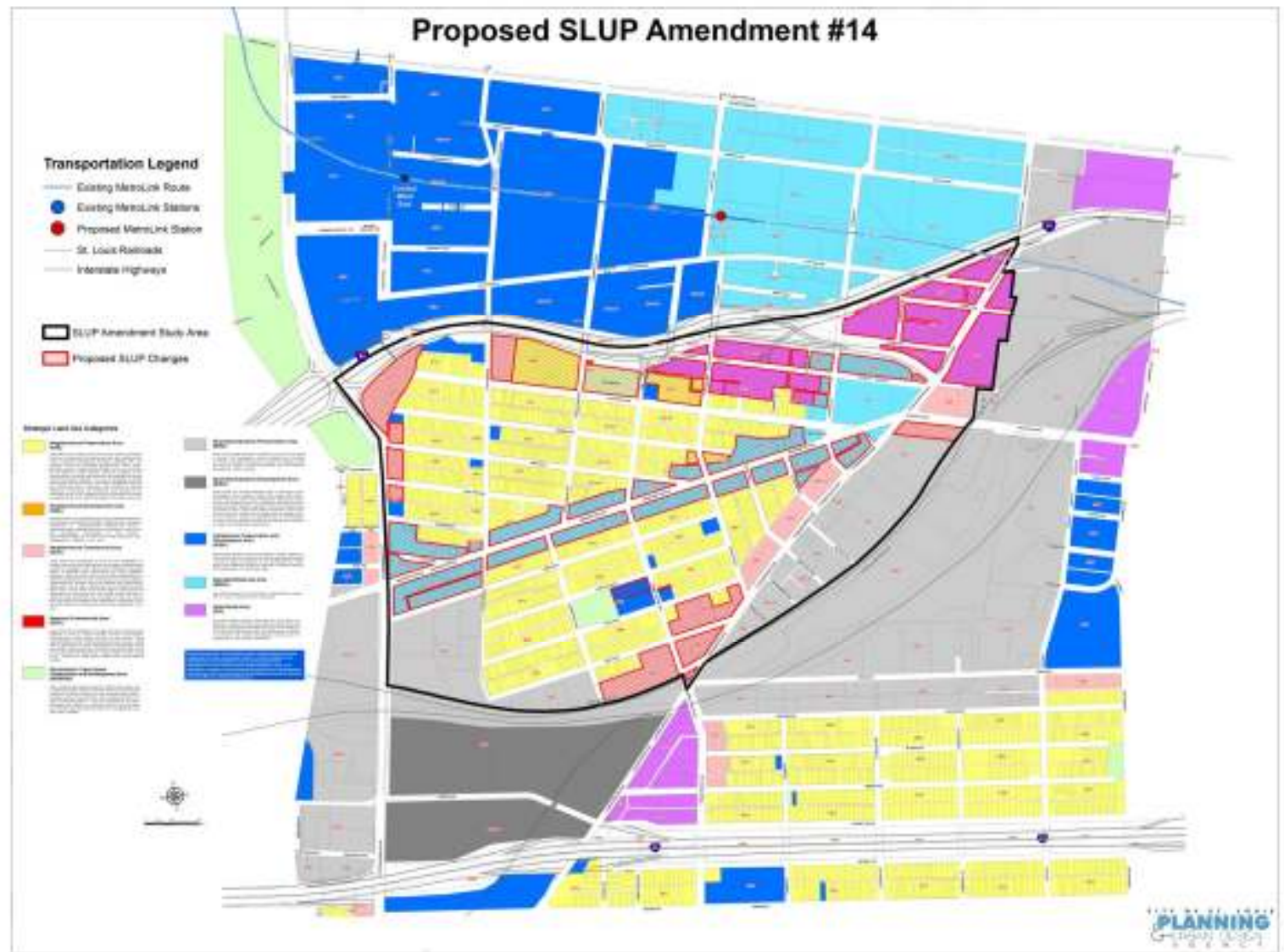


PRINCIPLE #8
Provide a safe, walkable, and integrated street network across Highway 401 to establish connections between the neighborhood, the Midtown, D-RTX, Raines Jewish, and the Central West End.

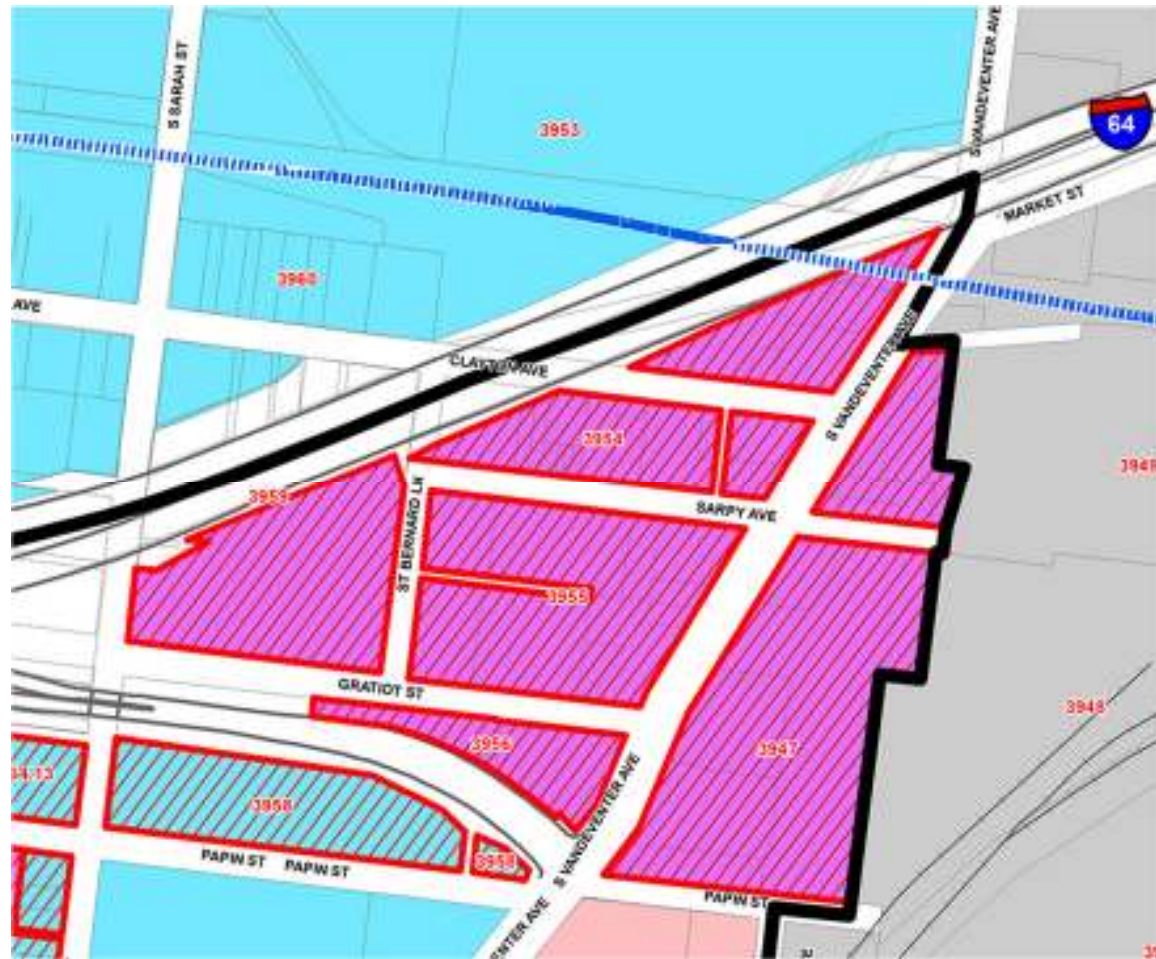


PRINCIPLE #9
Reinforce the well-established, historic & emerging character of the residential cores of the neighborhood with incremental infill and development.

Amendment #14 of Strategic Land Use Plan (SLUP)



Amendment #14 of Strategic Land Use Plan (SLUP)



Change northeast portion of study area from BIPA to OA.

Amendment #14 of Strategic Land Use Plan (SLUP)



Vacant school building, Sarpy St.



Laclede Cab Co. complex, Vandeventer Ave.



Change western side of Vandeventer Ave. from NPA to NCA.

Amendment #14 of Strategic Land Use Plan (SLUP)



Columbia Iron Works



Suburban Industrial Packaging

Amendment #14 of Strategic Land Use Plan (SLUP)



Change S. Kingshighway Blvd. from NPA to NCA.

Amendment #14 of Strategic Land Use Plan (SLUP)



5 vacant & boarded 4-family buildings along 1000 block of S. Kingshighway Blvd.

Amendment #14 of Strategic Land Use Plan (SLUP)



Designate SE corner of Interstate 64 & S. Kingshighway Blvd. as a NCA.
(This site currently doesn't have a Strategic Land Use Category.)

Amendment #14 of Strategic Land Use Plan (SLUP)



Excess land to be sold by MoDOT



Pedestrian bridge over I-64

Amendment #14 of Strategic Land Use Plan (SLUP)



Change City Block 4807 from OA to NCA & NPA.

Amendment #14 of Strategic Land Use Plan (SLUP)



Home2Suites by Hilton



Aventura at Forest Park

Amendment #14 of Strategic Land Use Plan (SLUP)



Change Chouteau Park from OA to ROSPDA.

Amendment #14 of Strategic Land Use Plan (SLUP)



Chouteau Park

Amendment #14 of Strategic Land Use Plan (SLUP)



Change Papin St. from mostly BIPA to OA.

Amendment #14 of Strategic Land Use Plan (SLUP)



Tower Grove Ave. roundabout



Trailer parking lot/vacant lots

Amendment #14 of Strategic Land Use Plan (SLUP)



Change Manchester Ave. from NCA to SMUA.

Amendment #14 of Strategic Land Use Plan (SLUP)



“The Grove” sign



Mixed-use bldg., NE corner of Manchester Ave. & Tower Grove Ave.

Amendment #14 of Strategic Land Use Plan (SLUP)



Change northern portion of Sarah St. from mostly BIPA to SMUA.

Amendment #14 of Strategic Land Use Plan (SLUP)



Vacant gas station, Sarah St. & Chouteau Ave.



Sarah St. overpass to CORTEX

FPSE Neighborhood Plan & Form Based District



Neighborhood Planning in FPSE

- Planning officially kicked off January 1, 2014
- Purpose of the planning process
 - Create a **neighborhood vision** for the next decade
 - Use that neighborhood plan **to help guide future development and policy decisions**
- Two main components of the planning process
 - Neighborhood vision & plan (3 focus areas)
 - Form-based code

Neighborhood Planning in FPSE

- **Heavy public input to create the plan and code**
 - **Stakeholder interviews (17 interviews)**
 - Nearly 30 people interviewed
 - **Neighborhood meetings (4 meetings)**
 - Over 200 people in attendance
 - **Strategic Redevelopment Charrette and Community Open House (2 days)**
 - Reviewed, in detail, the Strategic Redevelopment Areas
 - **Neighborhood committee (15 members)**
 - Comprised of residents, business owners, property owners and institutional partners

Vision Statement



“We are a strong Community that wants to continue building a sustainable neighborhood around our central location, urban history and cultural diversity. By 2025, we see Forest Park Southeast as an economically-vibrant, mixed-income Community with access to a variety of living options; transit, bicycle and recreation amenities; and employment opportunities!”



- Study Area Boundary
- Walking Radii
- Neighborhood Boundary
- Grove Commercial District
- MetroLink Line
- MetroLink Station(s)
- Open Space & Parks





THE ADJACENCY

TRANSIT

Access to the neighborhood completed, residents will fall within station. Metrolink one (1) east line; though facilities are



TITLE :
The existing
Much of the
fied today
the entire
G: Local
along Va
very non
Industrial
Tower Grove and Oak
as F: Neighborhood C

THE COLLECTION OF VACANT SITES (



AN ABUNDANCE OF VA
for and mem
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AN INCREASE IN POOR CONDITION BUILDINGS

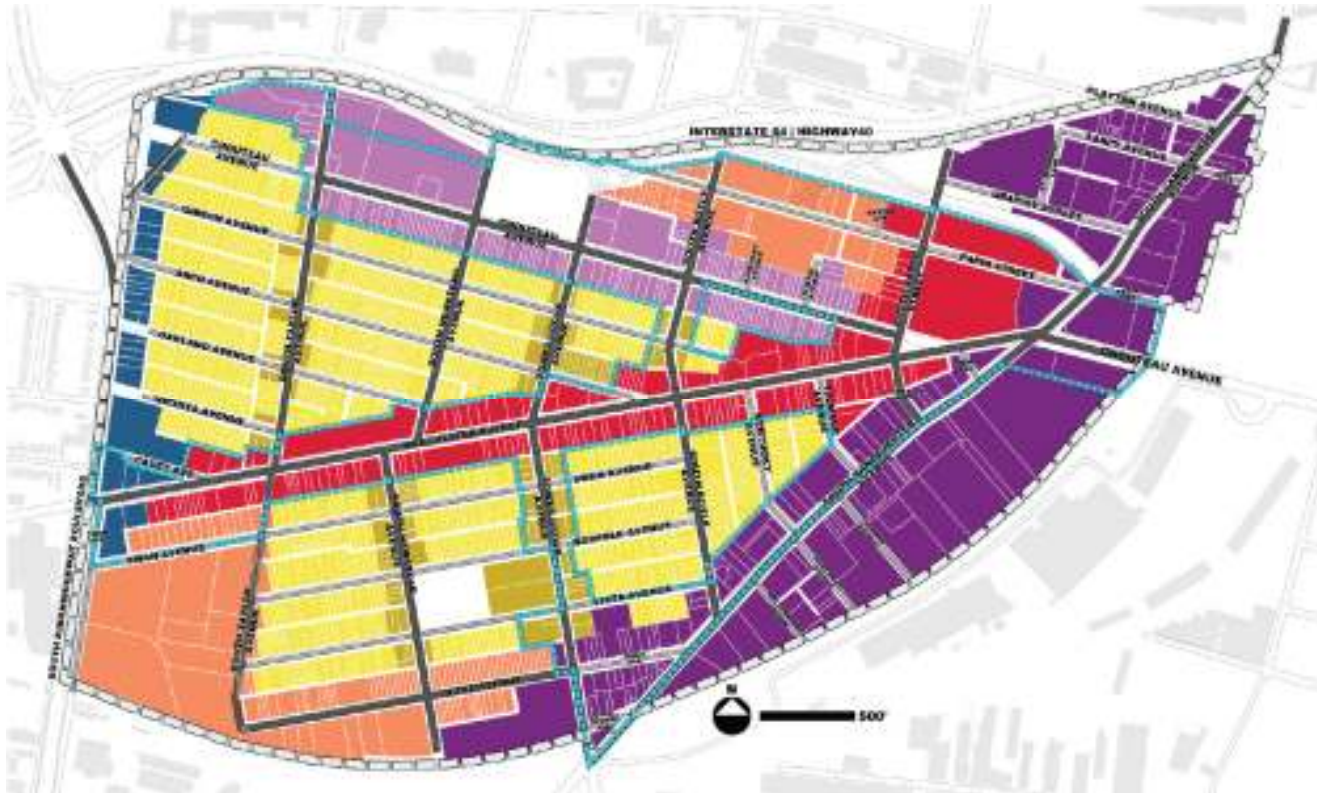
Development Goals

- Preserve the area's **historical character**
- Establish **walkable streets** and **high-quality public spaces**
- Increase **transit access** and **mobility**
- Improve management of **vehicular circulation** and **parking**
- Increase **neighborhood stability** and **social equity**
- Increase **business diversity** and **employment opportunities**
- Expand **daytime activities** and **programming for all ages**
- Increase **safety measures** and **reduce crime**
- Improve **cooperation and working relationships** between the **community leadership and institutions**



COMPOSITE REDEVELOPMENT PRINCIPLES MAP

FPSE Form Based District

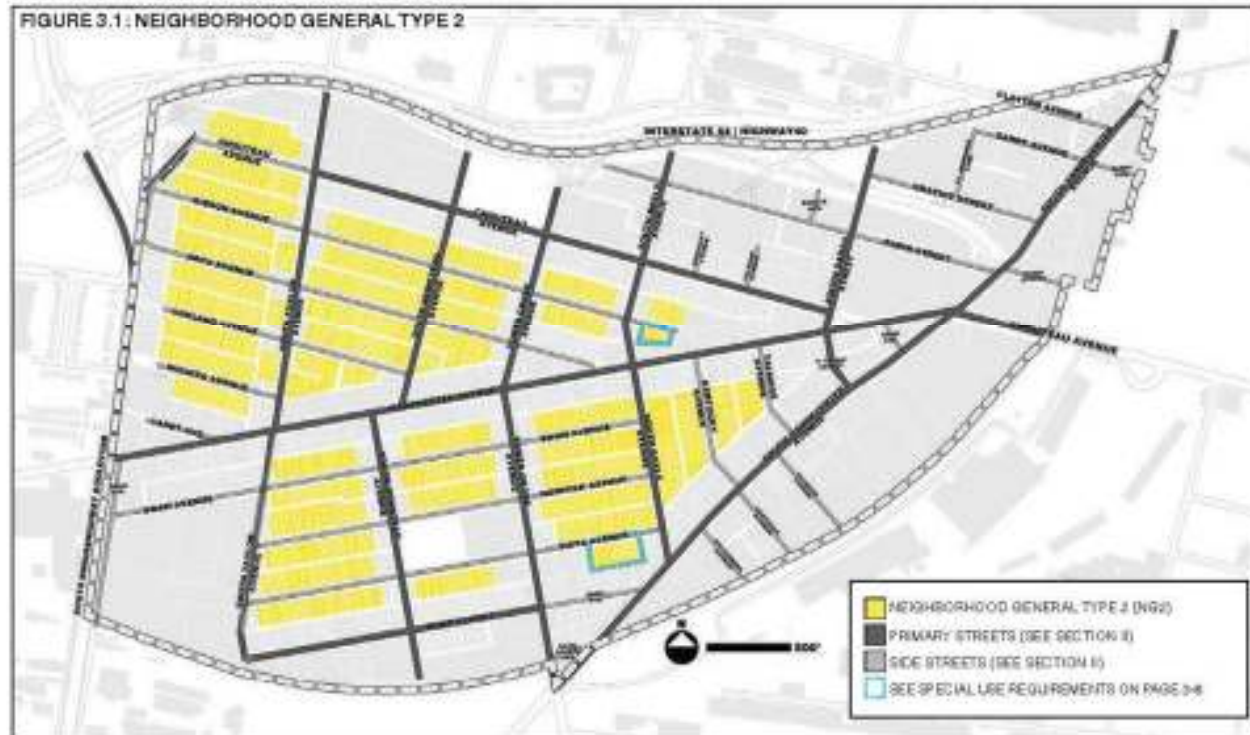


Different neighborhood types, different regulations:

- Building placement
- Building height
- Building use and type
- Materials & colors

FPSE Form Based District

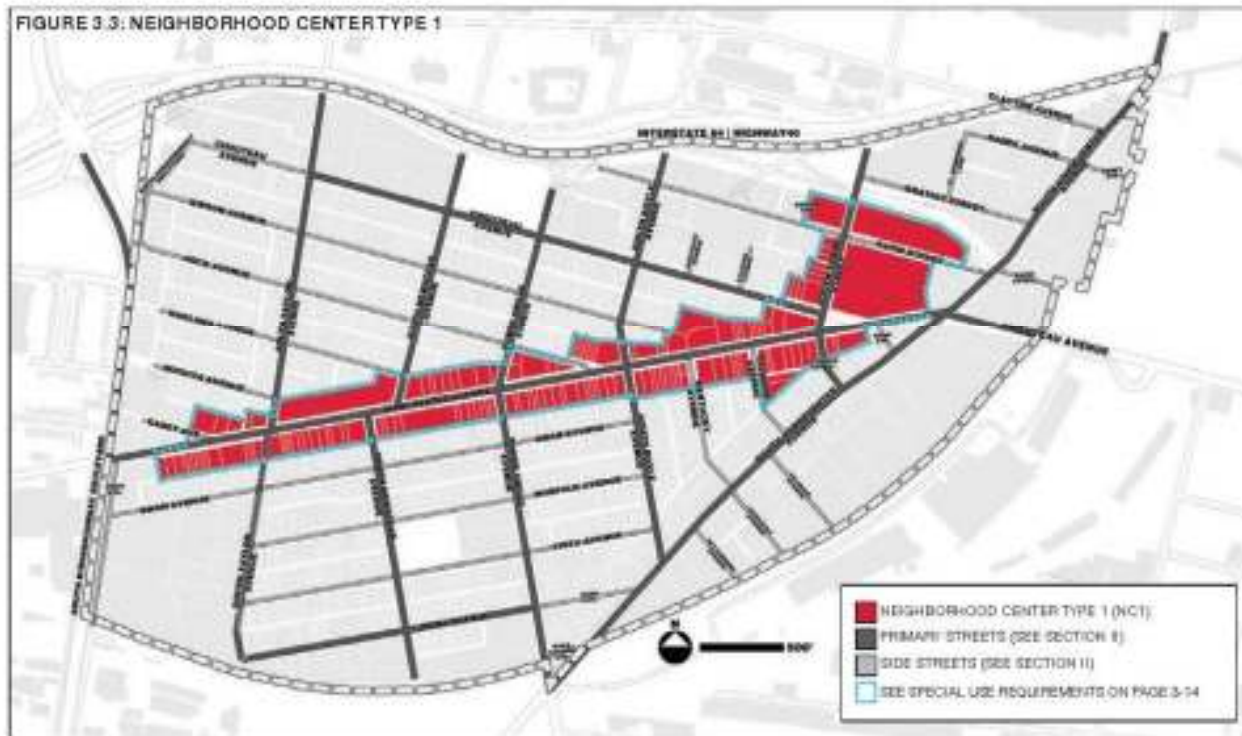
3.1 NEIGHBORHOOD GENERAL TYPE 2 (NG2)



- 2-4 stories
- Match existing setbacks
- Residential only

FPSE Form Based District

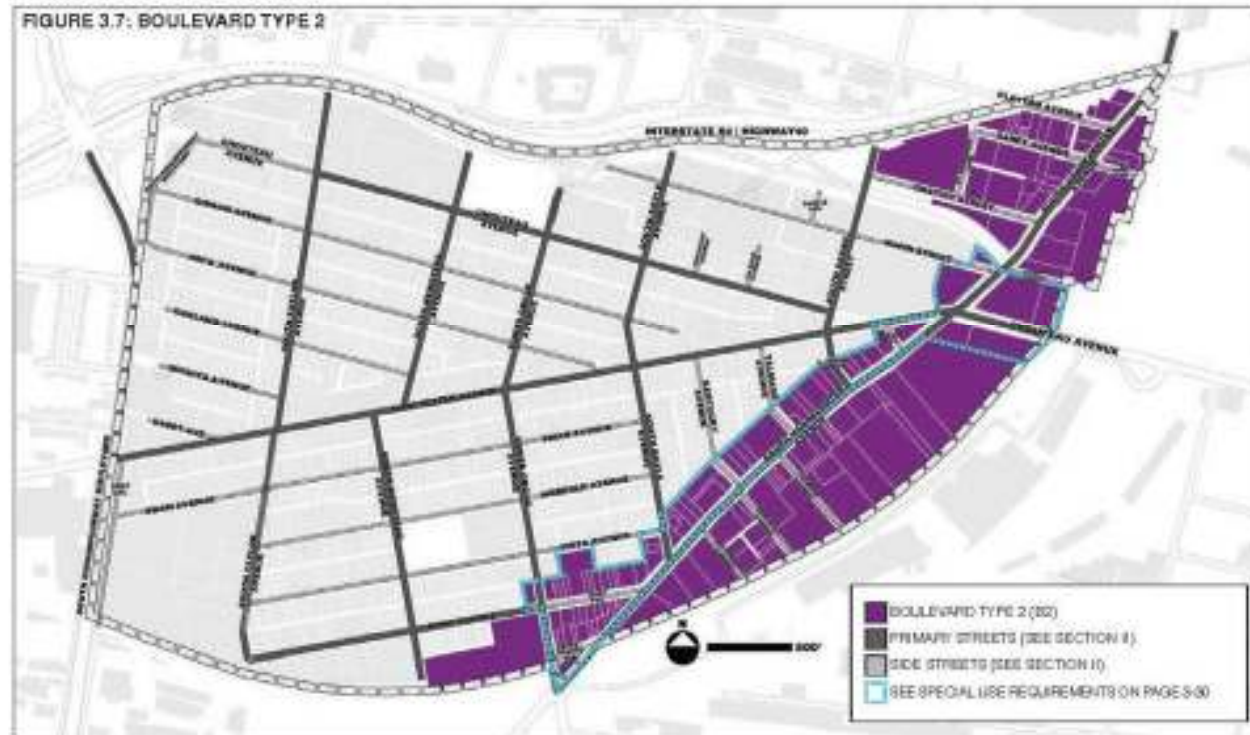
3.3 NEIGHBORHOOD CENTER TYPE 1 (NC1)



- 3-12 stories
- Zero lot line
- Ground floor retail

FPSE Form Based District

3.7 BOULEVARD TYPE 2 (B2)



- 2-12 stories
- Zero lot line
- Ground floor commercial, residential, office

FPSE Form Based District Progress

- **Code currently undergoing legal review**
- **Have been meeting with Zoning, Planning and City Counsel over the past two years on specifics**
- **Anticipate the Code will be presented to the City in summer 2016**

Questions?



Matthew Green

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www.parkcentraldevelopment.org

Agenda

ZONING

Review of Petition for Zoning Amendment

PDA-051-16-REZ

3701-03 S. Grand, 3737-53 S. Grand
3617-21 Chippewa, 3620 Phillips &
3622 Phillips **B, F & J to H**

Tower Grove Neighborhood

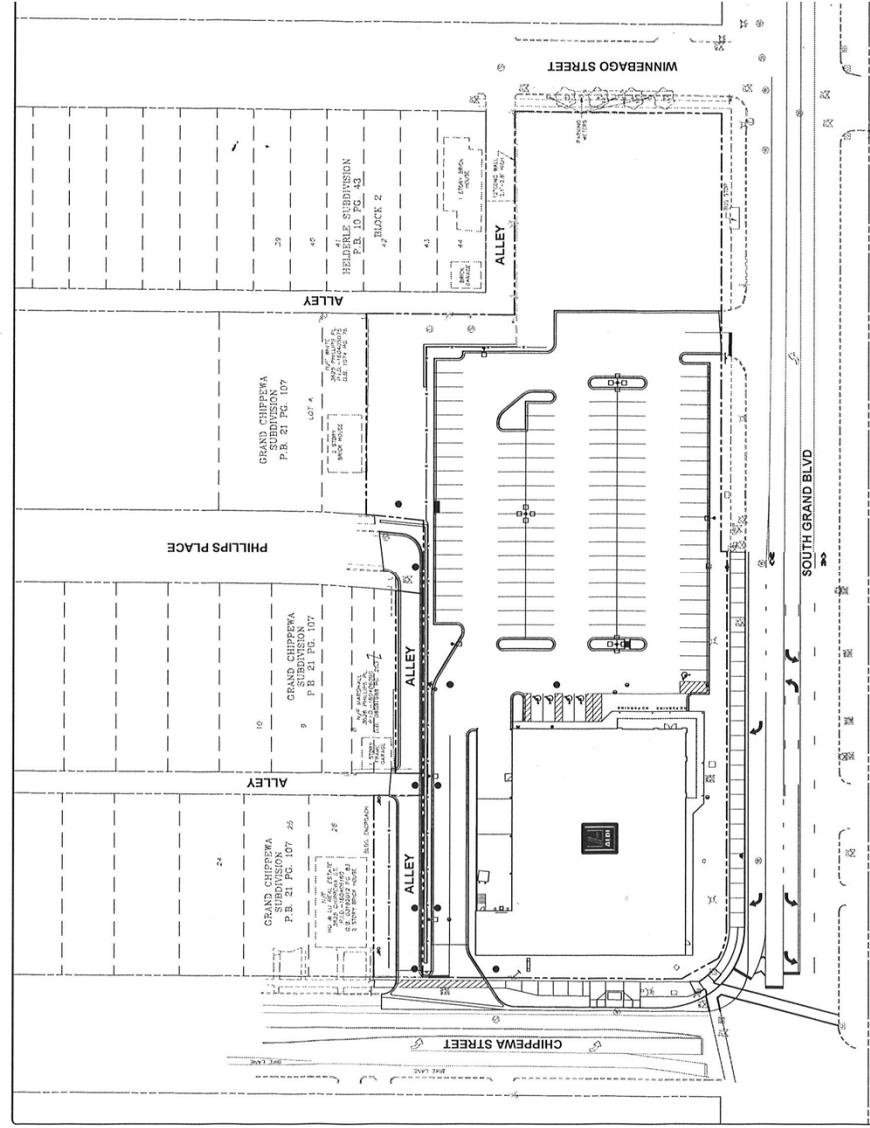
Petition for Zoning Amendment

3701-03 & 3737-53 S. Grand, 3617-21 Chippewa & 3620 & 3622 Phillips

- Rezoning of 5 parcels from “J”, “F” & “B” to “H” zoning district
- 2.67-acre site located at NW corner of S. Grand Blvd. & Chippewa St.
- ALDI grocery store & parking lot, vacant commercial bldg. & parking lot, vacant warehouse bldg. & 2 2-family bldgs.
- Rezoning would allow consolidation of 5 parcels & 3 R-O-W's into single parcel for dev. of larger ALDI store & parking lot
- Sawyer Engineering



Proposed Site Plan



Petition for Zoning Amendment

Existing Zoning

Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



Rezoning Site



ALDI grocery store & parking lot,
3701-03 S. Grand Blvd.



ALDI grocery store & parking lot,
3701-03 S. Grand Blvd.

Rezoning Site



Vacant commercial building,
3737-53 S. Grand Blvd.



Vacant commercial building,
3737-53 S. Grand Blvd.

Rezoning Site



Vacant warehouse building & adjacent N-S alley
(proposed to be vacated),
3617-21 Chippewa St.



2 2-family buildings,
3620 & 3622 Phillips Pl.

Adjacent Properties



Eastern end of Phillips Pl. (proposed to be vacated)



Eastern end of E-W alley (proposed to be vacated)

Adjacent Properties



Forever Young Beauty Supply,
3671 S. Grand Blvd.



Grand South Senior Apartments (including
ground-floor commercial uses),
3530 Winnebago St.

Adjacent Properties



Simply Prepaid & Rise Together Resale,
3801 S. Grand Blvd. & 3616 Chippewa St.



Serenity Memorial Funeral & Cremation
Service,
3620 Chippewa St.

Adjacent Properties



4-family building,
3625 Chippewa St.

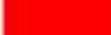
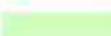
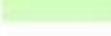


2-family building,
3626 Phillips Pl.



Phillips Pl. streetscape (west of
rezoning site)

Strategic Land Use Plan (NCA/NPA)

	Neighborhood Preservation Area
	Neighborhood Development Area
	Neighborhood Commercial Area
	Regional Commercial Area
	Recreation/Open Space Preservation and Development Area
	Business/Industrial Preservation Area
	Business/Industrial Development Area
	Institutional Preservation and Development Area
	Specialty Mixed Use Area
	Opportunity Area



Comments

- Proposed rezoning of 5 parcels would achieve 3 objectives (per the Zoning Administrator):
 - Would bring improved commercial opportunities to the immediate area
 - Would bring it into conformity for its current & intended future use
 - Good zoning practices work toward the elimination of improper zoning designations
- Proposed rezoning is in conformity with Strategic Land Use Plan
- PDA staff recommends approval of proposed rezoning



Agenda

Chapter 99 Blighting Studies & Redevelopment Plans

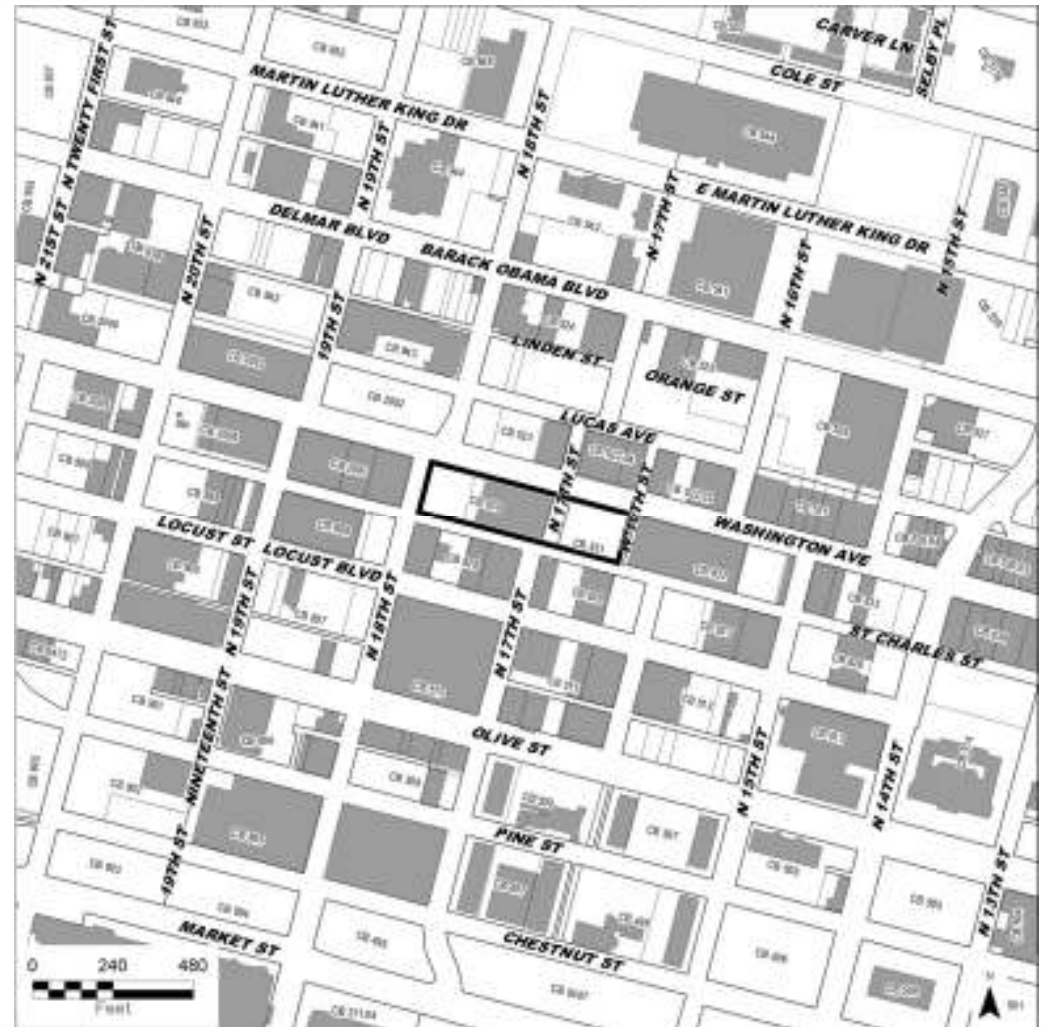
PDA-052-16-RDM 1600-1742 Washington Ave. Area
LCRA #2091 “Monogram Building”

Downtown West Neighborhood

1600-1742 Washington Ave. Redevelopment Area

LCRA Plan #2091

- 2.19-acre site -- 3 parcels & 1-block section of N. 17th St. -- located in Washington Ave. Loft District in Downtown West
- Vacant, 9-story commercial bldg., 2 parking lots & 1 right-of-way
- \$50 million mixed-use dev. project:
 - Renovation of bldg. for 168 rental housing units
 - Ground-floor pre-school
 - 200 off-street parking spaces
 - Vacation of 1-block section of N. 17th St.
- Monogram Building LLC



1600-1742 Washington Ave. Redevelopment Area

Redevelopment Area

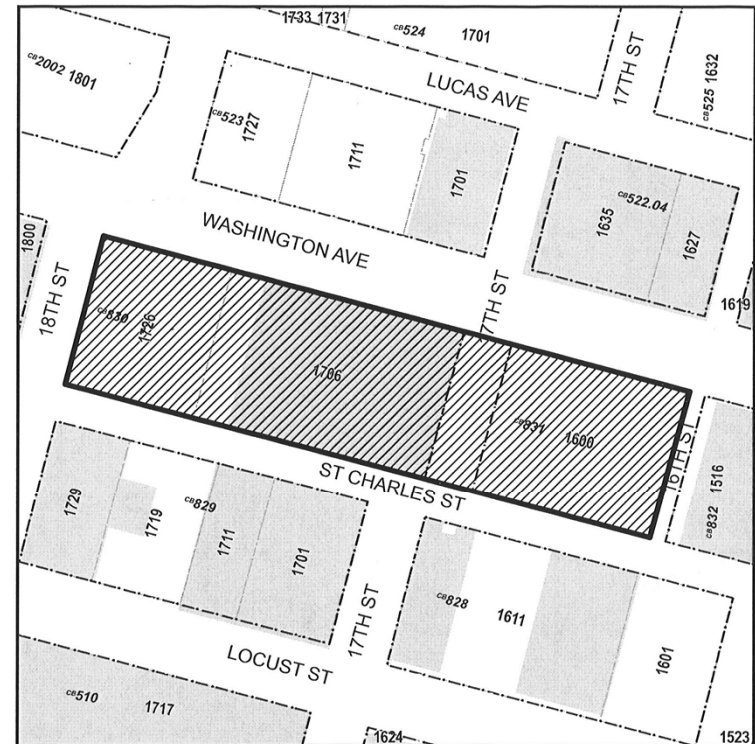
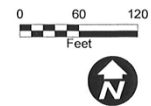


Exhibit B
Project Area Plan
1600-1742 Washington Av



Existing Uses Map

- Existing, Vacant Mixed-Uses (SLUP = SMUA)
- Project Area Boundary
- Buildings
- City Block Number

1600-1742 Washington Ave. Redevelopment Area



Vacant commercial bldg., 1706 Washington Ave.
(Looking southwestward)

1600-1742 Washington Ave. Redevelopment Area



Vacant commercial bldg., 1706 Washington Ave.
(Looking southeastward)



Vacant commercial bldg., 1706 Washington Ave.
(Looking northwestward)

1600-1742 Washington Ave. Redevelopment Area



Parking lot,
1600 Washington Ave.
(Looking southward)



N. 17th St. right-of-way
(Looking southward)



Parking lot,
1726-42 Washington Ave.
(Looking southward)

1600-1742 Washington Ave. Redevelopment Area



Washington Ave. streetscape
(Looking eastward)



St. Charles St. streetscape
(Looking eastward)

1600-1742 Washington Ave. Redevelopment Area



King Bee Lofts, 1709 Washington Ave.
(Looking northeastward)



The Ventana Lofts, 1635 Washington Ave., &
University Lofts, 1627 Washington Ave.
(Looking northward)

1600-1742 Washington Ave. Redevelopment Area



The Ely Walker Lofts,
1520 Washington Ave.
(Looking eastward)



Printers Lofts,
1611 & 1627 Locust St.
(Looking southward)

1600-1742 Washington Ave. Redevelopment Area

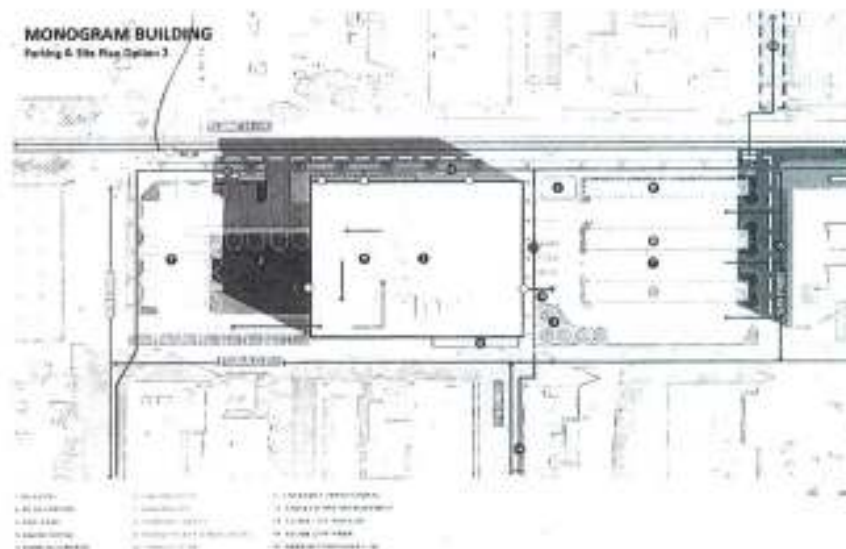
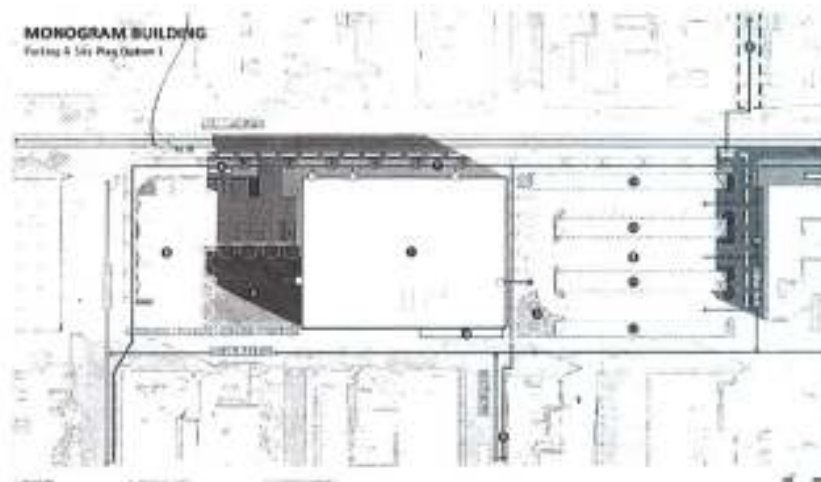


Vacant industrial building,
1701-09 Locust St.
(Looking southwestward)



Vacant industrial building,
1711-15 Locust St.
(Looking northeastward)

1600-1742 Washington Ave. Redevelopment Area



1600-1742 Washington Ave. Redevelopment Area

Strategic Land Use Plan (Specialty Mixed Use Area)

Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Neighborhood Development Area
- Neighborhood Preservation Area
- Opportunity Area
- Regional Commercial Area
- Recreational/Open Space Preservation and Development Area
- Specialty Mixed Use Area



Comments

- Conformity with City's Strategic Land Use Plan
- Does not provide for the use of eminent domain
- Provides for the use of 10 years of tax abatement
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan
- The proposed street vacation is undergoing a separate review and approval process

Agenda

Informational Item

▪ Strategic Land Use Plan Amendment #16 – Part 2 Opportunity Area (OA) Analysis Study

Overview of study's

Group "B" Hot Spots

Group "C" Mid-range

Group "D" Plan Concepts and

Group "E" Continuing Opportunity Areas

Opportunity Area Analysis Study

Pro-actively recommend large-scale transitions from vague Opportunity Areas to more specific SLUP land use categories based on

- 1)** analyzing building permits and market value for OA clusters and within a 1/10 mile buffer area
- 2)** identify common characteristics of land use transition
- 3)** recommend new land uses based on land use trends, development patterns and planning principles

Opportunity Area Analysis Study

SLUP Opportunity Areas are

- *“Key underutilized locations where use of land is in transition.”*
- *“Location and site characteristics of the areas offer challenges and opportunities that could be advantageous to development activity.”*
- *“Specific development proposals will be entertained.”*

In April - PC Approved 8 SLUP Changes In Group "A"

Group "A" – Development in SMUA Corridors & Nodes has greatly reconfigured the boundary between Opportunity Areas and other Land Uses

Group "A" SMUA Corridors & Nodes	
#26 Midtown Corridor	Type B/no sales/industry
#27 Downtown West Corridor	Type B
#28 Market to I-64 Corridor	Type B
#29 East Chouteau Corridor	Type B/industry
#30 West Chouteau Corridor	Type B/industry
#18 Skinker-Delmar Station	Type A
#33 Forest Park & Spring	industry
#42 Cherokee Station	Type E

In June - PC Reviews 19 SLUP Changes In Groups "B" & "C"

Groups "B" & "C" – Has development within OA Cluster or in its vicinity changed the boundary between Opportunity Areas and other Land Uses?

Group "B" Hot Spots	
#22 Channing & Cook	no sales
#31 S. Grand & Chouteau	industry
#35 S. 8th & Carroll	Type B
#36 S. Jefferson & I-44	Type B
#38 Tower Grove & McRee	Type B/TypeG
#39 S. 7th & Barton	Type A/industry
#44 Gardenville School	Type D
#21 Delmar & Lake	Type A
Group "C" Mid-Range-Residential	
#1 Riverview Bluff	Type D
#45 Arsenal & Kingshighway	Type D
#47 Wilson & I-44	Type C/Type D
#48 Manchester & Dale	Type D/Industry
#50 Ellendale & Southwest	Type D
#40 Gravois-Falstaff Brewery	Type D
Group "C" Mid-Range-Industrial	
#16 Hamilton & Goodfellow	industry
#49 Mitchell & Manchester	industry
#23 N. Jefferson & Cass	no sales
#25 N. Tucker & Cass	industry
#41 Gravois & Jefferson	Type E/industry

In June - PC Reviews 19 SLUP Changes In Groups "D" & "E"

Groups "B" & "C" – Has characteristics within OA Cluster or in its vicinity changed the boundary between Opportunity Areas and other Land Uses?

Group "D" Plan Concepts	
#8 Parnell Station	Type H/I
#10 Dr. King & Vandeventer	Type I
#11 Dr. King & Deer	Type H
#13 Dr. King & Union	Type I
#24 Pruitt-Igoe	no sales
Group "E" Continuing Opportunity Areas	
#2 N. Broadway & Hall	Type I
#3 N. Broadway & Blaise	Type I
#4 West Florissant & Shreve	Type G/H
#5 N. Euclid & I-70	Type G
#6 West Florissant & Warne	Type I
#7 Hyde Park Scattered	Type I
#9 N. Grand & St. Louis	Industry
#12 N. Kingshighway & Highland	Type H
#14 Union & St. Louis	Type I
#15 Blackstone	Type I
#17 Skinker & Amherst Park	Type H
#19 Page & Union	Type H
#20 Delmar & Clara	Type I
#43 Meramec & Bingham	E/Ind

Agenda

Delegated Items

- **PDA-053-16-RDRA through PDA-055-16-RDRA**
Chapter 99 Redevelopment Areas under One Acre

Adjournment

Informational Items

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment